

Minutes of Meeting
Grafton Planning Board
March 4, 2015

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A regular meeting of the Grafton Planning Board was held on March 4, 2015 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chairman David Robbins, Vice-Chair Michael Scully, Robert Hassinger, and Linda Hassinger. Absent: Clerk Sargon Hanna, Associate Member Andrew Clarke. Staff present was Town Planner Joseph Laydon.

Chairman Robbins called the meeting to order at 7:00 p.m.

ACTION ITEM 2A: DRAFT PLANNING BOARD REPORT TO TOWN MEETING – ZBL 2015-1 – PROPOSED AMENDMENT TO THE GRAFTON ZONING BY-LAW SECTION 9.6.2.2: HEIGHT (CAMPUS DEVELOPMENT OVERLAY DISTRICT)

The Board discussed the few grammatical corrections noted.

MOTION by Mr. Hassinger, **SECOND** by Mr. Scully, that the Board approve the report as amended. **MOTION** carried unanimously 4 to 0.

2. WORKSHOP – ZONING BY-LAW

Mr. Laydon noted the memo which was distributed from Tufts pertaining to Project Magnolia. The Board discussed the timeline for preparing material for Fall Town Meeting. Mr. Laydon discussed the need for changes to the Water Supply Protection Overlay District. The Board deliberated on the outcome of WSPOD changes and the local impacts of potential amendments.

The Board discussed the Article proposed for addressing the prohibition of a riding stable for commercial and agricultural use, and when a use falls under the agricultural exemption, in the Low Density Residential (R40) zoning district. Mr. Laydon will put together an alternate proposal option for riding stable that doesn't meet the agricultural exemptions and will allow the Planning Board to have more oversight when it comes to permitting such uses.

The following proposed Article addressed new Geographic Information System (GIS) map needs to reference language to tie into other Town of Grafton Zoning Maps and adopting language to reference the GIS map as part of the Grafton Zoning Maps. For clarity's sake, identification of the language for the map being referenced will lay out a consistent basis for updating and modifying each zone. Mr. Laydon noted that flood plain zones will not be included with in this proposal and that the Federal Emergency Management Agency (FEMA) maps are available as a layer within Grafton's GIS.

The next proposed Article discussed by the Planning Board referenced Section 4.4.4.4 of the Grafton Zoning By-Laws, pertaining to provisions of signage height. The goal is to create explicit language that allows the Board to grant more relief, and include language to address provisions for signs between 2 ½ to 7 foot high signs.

The Board members discussed the submissions timeline for the upcoming Town Meetings as well as the differences between Annual Town Meetings and Special Town Meetings.

Mr. Laydon reviewed Economic Development Commission goals for the upcoming season, including items which will include Planning Board's consideration. It was established that monthly workshops

will need to be held in order to get ready for Fall Town Meeting. Rezoning of Worcester Street will be further discussed as workshops progress. Mr. Scully noted that there are aspects of this rezoning that is dependent on other departments and until those aspects are addressed, Planning Department should focus on momentum for attainable progress within the Boards reach. Mr. Hassinger noted that he would like to gain momentum with creating provisions for temporary signs, per the Board of Selectmen's request. Board Members discussed the need for further information needed to depict the steps to take in order to move forward and make progress with this topic, kennels and the other few items as mentioned in the memo.

Mr. Laydon made an announcement on Central Mass Regional Planning (CMRP) initiatives for zoning and community improvement projects. They are also working on getting a visual preference video created and made available for residents.

Staff will place discussed zoning articles and riding stables article on the agenda for Spring Town Meeting.

Mr. Laydon dismissed himself from the meeting at 8:36 p.m.

Board members then discussed use cases for signs including but not limited to commercial advertisement in residential property, real estate signs, campaign signs, sole proprietor temporary advertisement, temporary service advertisement etc. Mr. Robbins noted that he will circulate the language he created several years back for the Board to review. The term "portable" in comparison to "temporary" was discussed in order to differentiate how to address definitions of use for these signs. Mr. Hassinger noted that Sunshine Signs did offer to work with the Board and suggested that his assistance be sought out. Members discussed in detail the existing provisions of zoning by-law and the needs of residential versus commercial needs for temporary signs. Proposed guidelines for definitions included: length of time sign is in place, length of time of event being advertised, type of event and business being advertised. The Board also requested that the following Monday's Board Meeting Agenda include setting of workshop dates.

1: PUBLIC INPUT

No public input at this time.

ADJOURNMENT

MOTION By Mrs. Hassinger, **SECOND** by Mr. Hassinger, to adjourn the meeting. **MOTION** carried unanimously 4 to 0.

The meeting was adjourned at 9:28 p.m.

EXHIBITS

- **Action Item 2A: Draft Planning Board Report to Town Meeting – ZBL 2015-1**
 - Draft Report, 2 pages.

The Planning Board Approved these Minutes on June 13, 2016.